

in which any of such other collateral for the Obligations is situated, and to the extent such fees and costs are actually paid or agreed to be paid, except such fees as are paid to a salaried employee of the Mortgagee, of the holder of the Obligations, or of a receiver.

30. Discontinuance of Action. The Mortgagee may, from time to time if permitted by law, take action to recover any sums whether interest, principal or any other obligation or sums required to be paid under this Mortgage or the Note as the same become due, without prejudice to the right of the Mortgagee thereafter to bring an action of foreclosure, or any other action for a default or defaults by the Mortgagor existing when such earlier action was commenced. The Mortgagee may also foreclose this Mortgage for any portion of the Obligations, and the lien of this Mortgage shall continue to secure the balance of the Obligations not then due. In case the Mortgagee shall have proceeded to enforce any right under this Mortgage or the Note, and such proceedings shall have been discontinued or abandoned for any reason, then in every such case the Mortgagor and the Mortgagee shall be restored to their former positions and the rights, remedies and powers of all parties hereto shall continue as if no such proceedings had been taken.

31. Change in Taxation. Upon passage after the date of this Mortgage of any law of the State of South Carolina, deducting from the value of real property for the purposes of taxation, any lien or any indebtedness secured by mortgages or changing in any way the laws for the taxation of mortgages or debts secured by mortgages for state or local purposes, or the manner of the collection of any such taxes, and imposing a tax either directly or indirectly on this Mortgage, or all or any part of the sum secured hereby or the interest thereon, the Mortgagee may declare the whole of the Obligations (without penalty), and the interest accrued thereon, due on a date to be specified by not less than thirty (30) days' written notice to the Mortgagor, but such declaration shall be ineffective if the Mortgagor is permitted by law to pay such tax and Mortgagor pays such tax within such thirty (30) day period, or if the Mortgagor shall pay to the Mortgagee a